



Postclosure Land Use

CASE STUDY OF THE PARAMOUNT DISPOSAL SITE

**PCLU Symposium
2006**

**PETE ODA
GERRY VILLALOBOS**

History

- Aka Long Beach dump #20 and 26
Long Beach City Dump Landfill
- Disposal area – 17.4 acres
- Depth of fill – 4.5 ft – 30 ft
- Types of Wastes – Residential, Commercial, Industrial
- Dates of Operation – 1942 – 1948
- Final Cover – 2 to 4 feet
- Total Tonnage – approximately 43,600 tons

Project

- 55th Way Landfill – Community Park Redevelopment money
- 4 My Storage – Private owner Sunbelt Company
- Friendly Village Mobile Home Park
- Cal Coast Packing Co.



ED "POPS" DAVENPORT PARK

Coming Soon

Another project brought to you by The Redevelopment Agency and the City of Long Beach

Mayor Beverly O'Neill
Councilmember Val Lerch





FRIENDLY VILLAGE
MOBILE HOME PARK
Active Senior Community
5450



THE GOOD

55TH Way Park



55TH WAY LF

5500 paramount blvd, Long Beach, CA, 90802



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Pointer 33°51'20.84" N 118°09'27.62" W elev 59 ft Streaming ||||| 100% Eye alt 1871 ft

THE BAD 4 MY STORAGE



5500 paramount blvd, Long Beach, CA, 90802

4 MY STORAGE

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The Ugly



55th Way Project

The Good

- Owner - City of Long Beach
- Lead Agency-City of Long Beach
- Documents/Approvals
 - EIR
 - State Clearinghouse
 - Construction & Grading approvals
 - Comprehensive work plan
 - Health & Safety Plan
 - Passive Vent System
 - RWQCB liner/cover approval





















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THE BAD

- NO LEAD AGENCY AT START OF PROJECT
- NO STATE CLEARINGHOUSE
- NO APPROVED LINER OR PASSIVE VENT SYSTEM.
- DURING EXCAVATION NO COMPLIANCE WITH AIR BOARD ISSUED EXCAVATION PERMIT



DIFFICULTIES

- LOCAL CITY DETERMINED PROJECT TO BE MINISTERIAL, THEREFORE NO CEQA REQUIRED BY THEM
- CITY ISSUES BUILDING & GRADING PERMITS
- LEA REVIEWS PROJECT AND DETERMINES MAJOR IMPACTS TO THE ENVIRONMENT AND THE HEALTH AND SAFETY OF THE PUBLIC.
- Determination results IN SHIFT IN LEAD AGENCY FROM LOCAL CITY TO LEA
- WHO DOES THE CEQA?
- COMMUNICATION BETWEEN AGENCIES
- ON-GOING PROJECT HAS HAD 3 DIFFERENT CONSULTANTS

CONDITONS REQUIRED BY LEAD AGENCY

- Required the developer to take steps to notice the public of the project
- several community meetings scheduled
- Excavation Permit from AQMD
- Approval from County Public Works for proposed liner and gas monitoring system
- SOIL GAS BORING
- Submittal of a comprehensive work plan

PROJECT HISTORY

- INITIAL PROJECT INVOLVED DEVELOPING OVER FILL
- 1ST CHANGE INVOLVED EXCAVATING OUT REFUSE AND DEEMING SITE AS CLEAN CLOSED
- 2ND CHANGE INVOLVED PARTIAL EXCAVATION AND PARTIAL DEVELOPMENT OVER FILL

















PARAMOUNT
PETROLEUM

PIPELINE
WARNING
PETROLEUM

BEFORE
EXCAVATING OR
IN EMERGENCY
CALL 562-511-2060

































QUESTIONS

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